



CITY COUNCIL AGENDA REPORT

MEETING DATE: FEBRUARY 22, 2005

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-03-31 (TIME EXTENSION)
550 PAULARINO AVENUE

DATE: FEBRUARY 10, 2005

FROM: DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTATION BY: MEL LEE, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MEL LEE, SENIOR PLANNER
(714) 754.5611

RECOMMENDATION:

Approve a one-year extension of time for the master plan amendment and variance from perimeter open space requirements.

BACKGROUND:

This planning application is a master plan amendment for an existing 276-unit apartment complex named Park Mesa Village. The applicant proposes to replace 80 existing parking spaces (60 open spaces and 20 covered carport spaces), along the easterly property line, with 70 one-garage spaces in 7 buildings (10 spaces per building). The amendment, as proposed by the applicant, would create a reduced perimeter landscape setback along the easterly property line abutting the Costa Mesa Freeway off-ramp (20 feet required, 6 feet proposed), and reduce the number of on-site parking by ten (10) spaces.

The project was recommended for approval by the Planning Commission on September 8, 2003 on a 4-1 vote (Commissioner DeMaio voting no) and approved by the City Council on October 6, 2003 on a 4-1 vote (Council Member Mansoor voting no). The applicant submitted plans to the Building Safety Division for plan check; however, due to a sudden increase in the price of construction materials, was unable to obtain building permits prior to the one-year expiration of the project approval. As a result, the applicant has requested an extension of time to October 6, 2005 (one year from the date of the original project approval by City Council).

ANALYSIS:

Code allows the decision-making body to extend the approval of a planning application for successive one-year periods upon the applicant showing good cause. As indicated previously, the plans are currently in building plan check and permits are ready to be issued.

There have been no changes in City codes that affect the project as originally approved. All previously approved conditions of approval remain in effect for this project. Copies of the conditions of approval and original staff report are attached to this report for reference.

ALTERNATIVES CONSIDERED:

City Council may consider the following alternatives:

1. Approve the time extension, which would allow the applicant to obtain building permits and construct the project; or
2. Deny the time extension, which would not allow the project to be constructed.

FISCAL REVIEW:

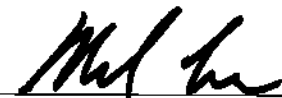
Fiscal review of the subject request is not necessary.

LEGAL REVIEW:

Legal review of the subject request is not necessary.

CONCLUSION:

The applicant has been actively working to complete the project; therefore, staff recommends that the time extension be granted.



MEL LEE
Senior Planner



DONALD D. LAMM
Deputy City Mg./Dev. Svs. Director

DISTRIBUTION: City Manager
City Attorney
City Clerk (2)
Staff (4)
File (2)

Kim Berry
Cameo Homes
1105 Quail Street
Newport Beach, CA 92660

ATTACHMENTS: 1. Time Extension Request
2. Location Map
3. Plans

4. Draft City Council Resolution
5. Exhibit "A" Draft Findings
6. Exhibit "B" Conditions of Approval
7. Minutes of the October 6, 2003 City Council Meeting
8. City Council Memo and Planning Commission Staff Report
9. City Council and Planning Commission Resolutions

File Name: 022205PA0331EXT	Date 020105	Time 345p.m.
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M e m o

To: Mel Lee
From: Kim Berry
Date: 12/ 22/ 04
Re: Park Mesa Garage Extension

Dear Mel..

Please let this letter provide a brief justification for the extension request that we need for the build out of the Park Mesa garages.

The reason for the job not being completed was due to the server price increase that had occurred with lumber. It made the job very costly. The prices of lumber has now dropped and we are in a much better situation to complete the garages the plans have been approved and completed.

Thank you for your consideration.

Sincerely,

Kim Berry

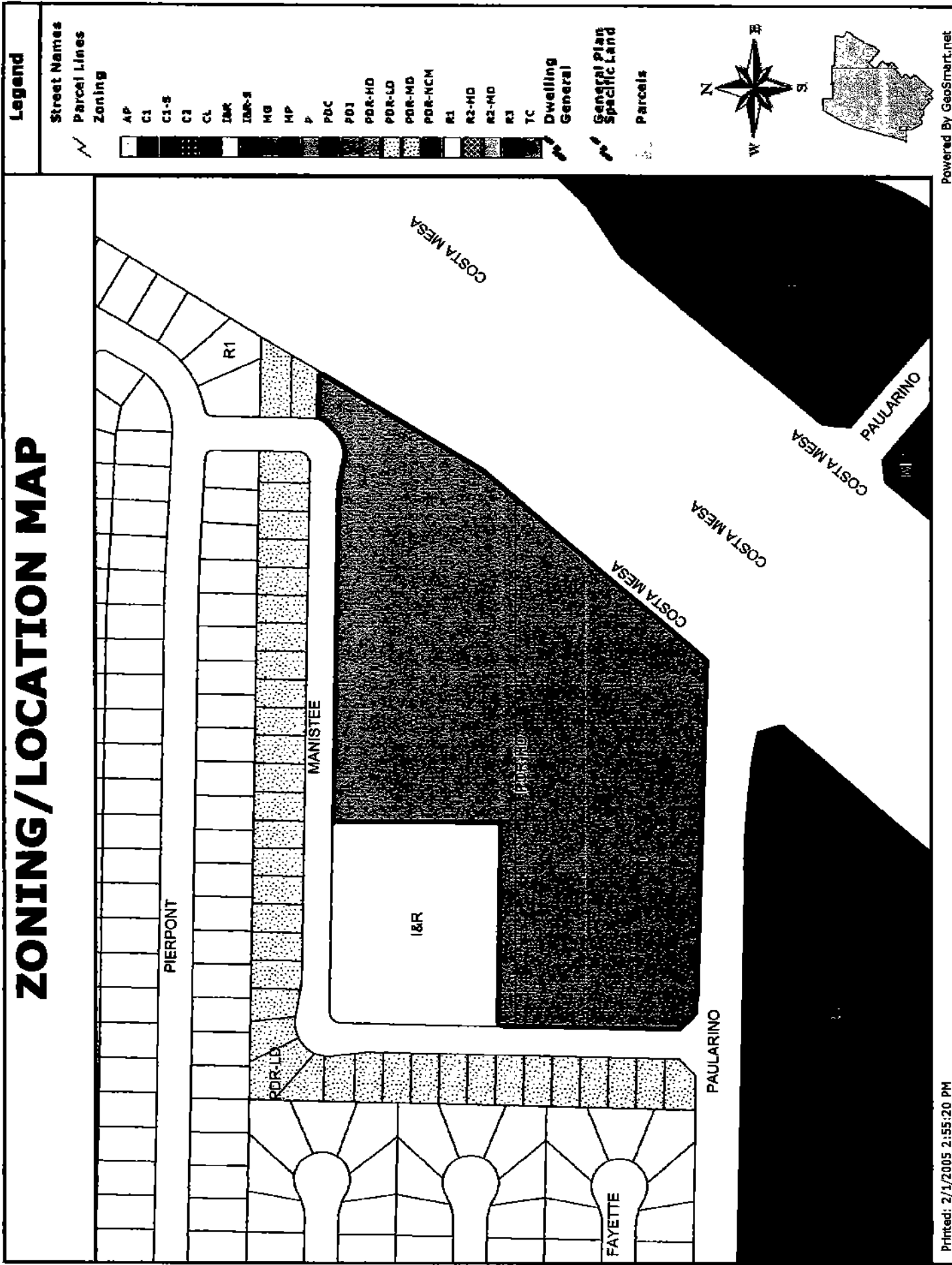
Project Manager



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DEVELOPMENT SERVICES DEPARTMENT

DEC 21 2004

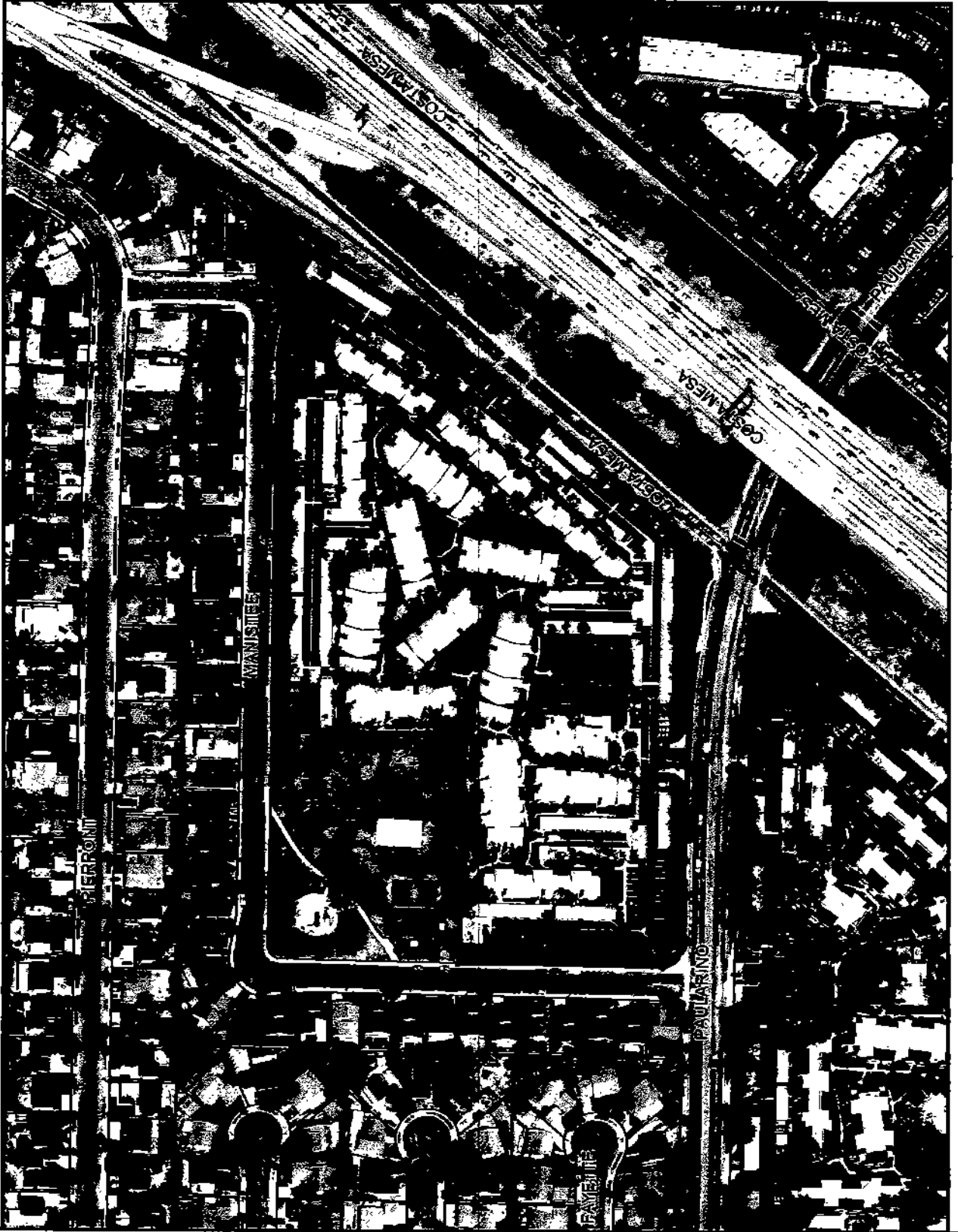
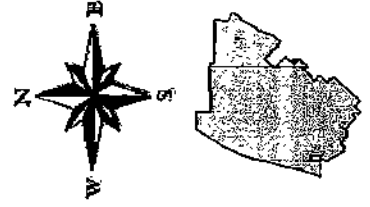
ZONING/LOCATION MAP



PA-03-31

Legend

- Street Names
- Parcel Lines
- Dwelling General
- General Plan Specific Land
- Ortho Photography
- Parcels





CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS
REPORT, PLEASE CONTACT THE CITY CLERK'S
OFFICE AT (714) 754-5121**